BUSINESS PLACES TO LET.

News of the Real Estate World

Street: Other Sales.

Mollenhauer Buys Roxborough.

Buyers at Jackson Heights.

TRADING IN THE BRONX

Business Parcels and Small

Flats Top Market.

PERSONAL AND IMPERSONAL

J. A. Mollenhauer is the buyer of the

NEW CONCERN BUYS | ADELPHI THEATER THE LUCILLE FLAT

Small Apartments Attract In- J. A. Mollenhauer Disposes of Max Natanson Buys Site for 11 vestors on Both Sides of Parcels at B'way and 89th Manhattan.

The six story elevator apartment J. Adolph Mollenhauer, the sugar mer-

Fritual & Steinberg sold 422 West Fifty-third street, a five story fiat, Ex 100, to Albert Hyman. The house at 200 West 109th street, recently reported sold by the same sellers, was bought by Gertrude A. Schum. Freidus & Steinberg are the buyers of the six story house at 200-222 West Thirteenth street, sold recently.

steinberg are the buyers of the six story house at 220-222 West Thirteenth atreet, sold recently.

A. H. Levy sold for Benjamin Winder to a client of I. Witkind the two six story houses at 1895-1893 Amsterdam avenue, 104x106, between 158th and 159th streets, held at \$20,000. Negotiations are pending for a resale.

flat, 27x100. The new owners will re-model the building. This is the third sale of the property by the same broker within two weeks.

James L. Van Sant resold to Cath-ine A. Katzman, 55-57 Eighth avenue, three story flat with stores, 38x66 by

rregular.

The Reliant Leasing Company resold to Abraham J. and Sander Smith the five story apartment house at 515 West 157th street, 50x100.

Fritz Doerrhoefer sold to Henry Oppenheimer the four story flat at 170 East Eightieth street, 22x102.2.

Deals Revealed in Transfers.

The New York Life Insurance and Trust Company, as executor, sold for \$70,000 to George T. Mentevelis the buildings, 100.10372.10, at the south-west corner of New Bowery and Oliver

Ernest Plath sold to Bernhard Flynn Ernest Plath sold to Bernhard Flynn the five story building at 283 Bowery, 27.2x70.1, adjoining the northeast corner of Houston street.

Mattle McKee sold to Marguette Herczeg the four story dwelling at 28 West Tenth street, 18.5x92.3.

Harry A. Hannigan bought from Harvey Hurst the three story dwelling at 137 West Eighty-seventh street, 14x 109.

Alice Brady bought from Francis W. Fileox, executor, for \$22,500 the four tory dwelling at 1050 Lexington aveue, near Seventy-fifth street.

OPERATOR IN 2 DEALS

Joseph G. Abramson, the operator who lately closed a number of big deals in, various parts of the city, has guite concluded two purchases in the East Side residential district. One of the apartment operation. From the Ministry Corporation he has purchased apartment operation. From the Ministry Corporation he has purchased part of two story garages, occupying a loit \$\$\frac{1}{2}\$

offices in 21 Pearl street to the Neptune
Association; in the Canadian Pacific
Building to Jewett Manufacturing Company; in 522 Fifth avenue to Maurice
Martens; a loft in 29 East Thirty-first
Martens; a loft in 29 East Thirty-first
street to Angelica Jacket Company, and
in 139 Madison avenue to the New Art
Fabric Company.

rt B. Ashforth, Inc., leased space

Albert B. Ashforth, inc., loased space in 220 Brondway to Matthew G. Tooran & Samuel L. Wallerstein, and in 1457 Brondway to Paul Kutyn. J. B. English leased for S. J. Wenver to Hager & Wiederhorn the building at J. Krulewitch, who has been with E. M. Krulewitch for the last fifteen years, has joined the staff of Thomas J. O'Rellly at his downtown office. 163 West Forty-ninth street. The premises will be altered and used for

restaurant.

Rowantree-Schley Company leased the store in 54 Broadway to the O. & W. Stores, retailers of ladies' wear.

M. & L. Hess, Inc., have leased space in 529 Fourth avenue to the New York

in 229 Fourth avenue to the New York Hostery Company and Jabim Bros., 13 East Twenty-second street, to Bricker & Kahn.

RENT TEN FLOORS FROM PLANS. Fecentis

Plans have been filed for the erection of ten additional stories to the two story building at 17-23 John street, near Broadway. Southolled by Exchange Buffet interests, Elias A. Cohen, who has many big properties in the immediate vicinity, will, according to the Ward Building Reports, be the lesse of the ten floor addition. Clinton & Russell, architects, estimate the cost of the changes at \$330,000. The building occupies the site of the old John Street Theater.

RESIDENTIAL RENTALS.

Carl J. Stein is the buyer of the inwelve story apartment house at \$62 to \$65 to

Leon S. Altmayer leased for A. M. Bing the three-story residence at 155 East Eightleth street, near Lexington avenue, which Mr. Altmayer sold to A. M. Bing "accently. Mr. Bing will build an eleven story specturent house on the adjoining property including the corner M. & L. Hess, Inc., leased for Houghton & Co., the residence at 65 West Eighty-eighth street to William Wray.

MURRAY HILL ZONE SOLD BY INVESTOR

Story House at 40th Street and Lexington Avenue.

house known as the Lucille, at 530 chant, has sold the Adelphi Theater and very recently was free from apartment West 14th street, on a plot \$7.6x 20.11, adjoining taxpayer at the southwest houses is soon to see the erection of ecsted between Breadway and Am- corner of Broadway and Eighty-ninth another multifamily structure. On the merdam avenue, has been sold by a street to the 2000 Broadway Corporation, northerly border of the fine old resilient of Paul P. Gettinger, attorney, organized recently by Morrison & Schiff, dential district, Max Natanson, the opo Abraham Crosney, who reports re- alterneys, with a capital of \$75,000. The erator, is to put up an eleven story

organized recently by Morrison & Schiff, alterneys, who reports reselling the property to the newly formed Blatsii Realty Company, representing clients of his, and having for directors M. Blatt and D. and M. Silverman. The property was held at 200-100.

Other Multifamily House Sales. The four story tenement, with stores, at 38 Second avenue, and the adjoining six story house, with stores, at Nos. 400, and the larger house on a plot slick, have been sold, after an owner-ship of twenty-five years by Harry Pischel, the builder, who erected the bouses. The former stands on a lot slick, and pourth streets. The new owner is the 60 Second Avenue Corporation, now being formed, and representing a client of Jacob I. Berman, attorney.

Organized recently by Morrison & Schiff, alterneys, with a capital of \$15,000. The builded of \$15,000. The builded of \$15,000. The largest form the lease for a long term that it is under lease for a long term that the southwest corner of Lexington avenue and Fortleth street yesterday from Hoggson Brothers, bank deproperly was originally leased from the Cruikshank family for twenty-one was by Rlein & Jackson, with an option of twenty-five years by Harry Pischel, the builder, who erected the bouses. The former stands on a lot six 100, to Albert Hivman. The bouse at Fifty-third street, a five story flat, 55% 100, to Albert Hivman. The house at Fifty-third street, a five story flat, 55% 100, to Albert Hivman. The house at four the first of the contract of the contract of the street of the properties four years ago as an investing the property was originally leased from the Properties four years ago as an investing the property was originally leased from the Cruikshank family for twenty-one was originally leased from the Cruikshank family for twenty-one was originally leased from the Cruikshank family for twenty-one was by Rlein & Jackson, with an option of twenty-five years by Harry Property was originally leased from the Cruikshank family for twenty-one was by Rlein & Jackson, with an option o

SHIPYARD IN TRANSFER

Other Country Transactions Reported.

Roxborough, a twelve story apartment house at the southwest corner of Broad-way and Eighty-ninth street sold on Wednesday by Isidore Zimmer and Samuel Resnick. A deed just filed at Riverhead, L. I., shows that the New York Harbor Dry Dock Corporation has sold the shipyard An apartment at 122 Twenty-first in Port Jefferson to the Port Jefferson street, Jackson Heights, has been purchased by Miss Marion I. Petitpain. Mrs. Elvira Treacy has purchased an apartment in 117 Twenty-third street. hundreds of thousands of dollars were hundreds of thousands of dollars were was this yard that was taken over by the Government during the war, where hundreds of thousands of dollars were

F. BROWN, OUT OF TOWN,
CLOSES DEAL BY WIRE

Makes a Resale Speedily at a
Price Much Higher.

Frederick Brown, the operator, who is on his way to California, where he will spend a six weeks' vacation, has closed an important deal by wire from

hundreds of thousands of dollars were spent, where two or three steel cargo vessels were built, and which was later sold by the Shipping Board to the New York Harbor Dry Dock Corporation, which has since, however, made but little use of it.

I. M. Uppercu, president of the Cadillac Company, sold his Shrewsbury River front property at Rumson, N. J., to Robert V. White of Rumson. The sale was negotiated by William H. Hintelwann of Rumson.

Prince & Ripley sold the property of James 3. Barron on Edgemont road.

The four story dwelling, 23x80, at 590 West End avenue, southwest corner of Eighty-ninth street, which was to have been sold at the auction, was withdrawn because it was leased for twenty-one years by the owner, Mrs. C. F. Smith. MAINTAINS FIRM TONE

piot, 80x100, on the east side of Fourth
avenue, between Sixty-ninth street and
Ovington avenue, to I. M. Halt.
A Michkin sold for a Mr. Brown to
the Okan Construction Company a
vacant plot, 100x100, on the cast side
of East Thirteenth street, between
Avenues T and U.

Martin Company leased to Cosmopolitan Sales Company office in 423 Fultor

IN THE AUCTION ROOM.

BY JOSEPH P. DAY. Louise de Raasloff is the buyer of the dwelling at 8 East Tenth street, and Rubin Solove and Rachel Markowitz of Ill Lenox avenue, both reported sold

COLOMBIA RATIFIES TREATY. E. P. HATCH INC. Real Estate Greenwich Cl Passes on Treaty Granting \$25,- Ladd & Nichols, Inc. o E. 46th St., N. Y.

CITY REAL ESTATE. apayten Durvil and Riverdale.
Above Hartem River.

Offices in the Equitable Building

BUSINESS PLACES TO LET. From Battery to 14th St., Inclusive.

TO BE SUBLET

At An Attractive Rental

This office space, consisting of 4,000 sq. ft., is for rent until May, 1926. It encompasses the Northeast corner of the 31st floor of the Building, and commands superb views of the Harbor and City from twenty windows. There is a built-in fireproof vault and partitions that are richly paneled.

A superb suite for a Corporation firm of Attorneys or Engineers.

BROWN, WHEELOCK CO., Inc. Rector 9040

ATTRACTIVE OFFICE SPACE FOR RENT

In Heart of Financial District BROADWAY

In Units from 500 to 5000 Sq. Ft.

Apply H. C. BEAVEN, on Premises or Your Own Broker Phone Broad 1901

CITY REAL ESTATE

A prominent real

of an experienced man to obtain property for sale. State experience, age, salary, N2016, Herald, Herald

Tax Exemption Saves \$1,750

south to 51st Street, or PHONE 8303 BLYTHEBOURNE.

REAL ESTATE-OUT OF CITY.

Long Island-Sale or Rent.

Houses and Villa Plots for Sale.

SAGE FOUNDATION HOMES CO.

47 W. 34th St., or Forest Halls, L. L.

GREAT OPPORTUNITY AT FREEPORT.

I. G. WOLF, 1210 B'way, N. Y. Exceptional bargain on the North Shor

NORTH SHORE REAL ESTATE. L'ECLUSE, WASHBURN & CO.

25 East 40th St. Vanderbill 3556. New Jersey-Sale or flent.

Tower Hill Estate

Morristown, N. J.

ALTITUDE 750 feet. Beautiful scenery. Mansion House, brick and marble, tile roof; ten master bedrooms, six principal bathrooms, four reserve bedrooms (four servants' rooms and bath). Drawing room, hall, foyer hall, billiard room, living room, finished in quartered oak and mahogany.

own water supply, direct and indirect steam heat, eleven open fireplaces, Electric service, including elevator. 100 acres rich land, full set service buildings. To close estate, reduced price \$150,000. Full particulars from

John T. and S. H. Gillespie,

6-8 Fletcher Street, N. Y.

MONTCLAIR PROPERTIES

FRANK HUGHES COMPANY

CHAS. R. REEVE, MILLBURN, N. J. Homes from \$7,500 to \$150,000, Maplewood — Short Hills — Summit.

Connecticut-Sale or Rent.

FACTORY SPECIALISIS

BUSINESS PLACES TO LET.

From Buttery to 14th St., Inclusive,

R. E. PATTERSON

135 W. 42 St. Bryant 0662

B'KLYN | Set Manhatten Arr

WILL LEASE \$125 MONTHLY.

BUSINESS PLACES TO LET. From Baltery to 14th St., Inclusive

Offices and Show Rooms 25 West Broadway Park Place and Barclay St.

Offices and Show Rooms. Elevator, steam heat, sprinkler 66 West Broadway N. W. Cor. Murray St.

CRUIKSHANK COMPANY 141 Broadway

OFFICES 800 SQ. FT. UP New Building

Insurance District LOW RENTS

12 GOLD ST. CHAS. B. VAN VALEN, Inc. 110 William St. Beekman 6000

25 Broadway. Attractive sunny office, I,300 feet, Broad-way frontage, harbor view, 5 rooms partitioned; furnished if desired. Forest Kills Gardens

H. L. Scovill, Cunard Building, N.Y. Tel. Bowling Green 2145.

Above 14th St. to 59th St. (Inclusive). East River to North River.

ADAPTABLE

OFFICE space that is entirely usable — that is thoroughly adaptable to the requirements of almost any type of organization is, in the final analysis, the

criminating tenant in search of new and better quarters. For example:

with 14 windows.

sq. ft.-particularly desirable for brokers' office or similar type of concern seeking space close to the street level

BUILDING BRADY & BOWMAN, Inc.

Agents 350 Madison Avenue Vanderbilt 7403

FACTORIES FOR SALE OR RENT. 122 FIFTH AVENUE 1,225 Sq. Ft.\$1,500

OPEN TO OFFERS Fireproof; 100% Sprinklers; Mfg. Allow BROKERS PROTECTED

E. SHARUM COMPANY. 170 Broadway. Tel. Cortlandt 7202.

BUSINESS PLACES TO LET. APARTMENTS - UNFURNISHED. Above 14th St. to 50th St. (Inclusive), East River to North River. Above 59th St.-5th Av. to North River.

THE ROXBOROUGH

ALL OUTSIDE CORNER ROOMS.

THE ROCKFALL N. E. COR. B'WAY. 7 Rooms, \$2,600.

ROOMS-CORNER- \$3,300 SOUTHERN EXPOSURE. Nassoit & Lanning



REAL ESTATE—OUT OF CITY.

Long Island-Sale or Rent.

NEW AMERICAN COLONIAL.
OLD GARDEN CITY; attractive American Colonial, four bedrooms, two baths, sun parlor, hardwood floors, steam heat, all improvements; conveniently located; plot 75x 100; terms reasonable. THE GARDEN CITY CO., tel. 1134 Garden City.
PORT WASHINGTON, L. I.—Large new 7 room house, hot water heat, gas and electric, tile bath, garage, new decorations, large porch, restricted section, near station; price \$11,500; terms arranged. Owner, ROBERT E. THOMPSON, 508 Central av., Brooklyn; tel. Bushwick 4932, ROCKAWAY Park, southeast corner 124th Brooklyn; tel. Bushwick 4932, ROCKAWAY Park, southeast corner 124th st. and Boulevard, modern new 10 room house and garage; steam heated; plot 100x, 100; beautifully decorated; ground devel-oped. For full particulars call Belle Har-bo- 2926.

Westchester-Sale or Rent.

CRESTWOOD.
EXCLUSIVE HOUSE.
M. J. LOGAN. TUCKAHOE 3741.
EDMUND W. BODINE, Real Estate,
472 Main at.; tel. 848 New Rochelle. New York State-Sale or Rent.

WORTHY FARMS EVERYWHERE. BATSON FARM AGENCY, 489 5TH AV. N.Y New Jersey-Sale or Rent.

Renting and Managing Agent

50 East 42d St.

Murray Hill 7820

LOFTS—5000 Sq. Ft.—3000 Sq. Ft.

Fireproof Building—Sprinkler System.

121 EAST 24th ST.

APPLY SUPT., 118 EAST 28TH ST.

Berough of Brooklyn.

Fulton Street at Nostrand Avenue
Best business section, New Stores muitable for clothing, hats, shoee, stationery, letter, Rent 8273 monthly, Good lease. See HAROLD E. WITTEMANN, Builder, 188

Montague St., Bklyn. Phone Main 2900.

WITH a little cash a femily of refinement and education can secure title to and occupy at once this quant Colonial home, located on one of the best streets of a celebrated authorized the celebrated suburban residential section near New York city, where the desires of the neighboring families as to the personality of the buyer must and wild payment only 82,000, balance 86,250 on casy payment mortgages. The plot fronts 100 ft. on the street and the house is over 500 ft. It is only a few minutes' wask to railroad express station, on the best commuting road out of New York city, and is offered complete with nothing extra to buy. There are over 300 commuters from this section now. Bathing, boating, skating, golf, tennis and country clubs are available, together with fine schools, churches and markets. It is a bargain and a wonderful place for a young couple who have regard for representation. Immediate, P. O. Box 378, City Hall Station, New York city.

BLOOMFIELD—Owner will sacrifice beautiful 3 room house. corner property, 3 min.

Station, New York city.

BLOOMFIELD—Owner will sacrifice beautiful 9 room house, corner property, 3 min. to Lackawanna station, 5 min. to trolley, lot 50x150; no agents. Inquire at 26 Broad st. Bloomfield. N. J.

ELBERION, Ocean av., 100x300, house 15 rooms, 3 baths, all improvements, garage; taken by bank under foreclosure. Yours for \$20,000. Terms.

DEAL BEACH, at Ocean av., 100x150, house 17 rooms, all improvements, garage; very cheap at \$22,000. Terms.

ALLENHURRT, 75x175, well located, furnished, 12 rooms, 2 story garage. A cheap home for summer or all year; \$16,000.

RENTAL LIST (covers Allenhurst, Deal, Elberon, West End, Asbury Park, Avon, Belmar, Spring Lake. JOSEPH M. BYRNE CO. (Est. 1886). Byrne Bidg. 181 Market st., Newark. Eranches, New York, Jersey City. Cosst associate meets your train with closed car by appointment.

FREE list of houses for sale and rent. Write VAN WINKLE CO., Rutherford, N. J.

FREE list of house, abundance neat, hor water, convenient subway, bus, "L"; suitable select Christian couple; reasonable; references. MOORE, 302 West 121st.

EIGHT rooms 3 baths, in new building termised light; rent \$500 min. In floor. Phone Rector 9365 between 11 A. M. and 2 P. M.

STEDIO, Nouse, attractive MOORE, 302 West 121st.

EGIGHT rooms 3 baths, in new building termised, light; rent \$500 min. In floor. Phone Rector 9365 between 11 A. M. and 2 P. M.

M. M. and 2 P. M.

AM. and 2 P. M.

FREE list of houses for sale and rent. Write VILLAGE—Sunny 4 rooms, kitchenetie, bath, corner apariment, beautifully furnished; two baths; Steinway plano; owner going South. Lenox 9042.

STUDIO, house, attractively furnished, large-lived proposal kitchen, bath.

ORANGE, N. J.

Limestone and shingle residence, 13 rooms, 2 baths, steam heat, electricity; lot 100x130; good lo-Phone Bigelow 0181-W

PRETTY cottage at Summit, 7 rooms, tile bath, steam heat, open fire, gas, kitcher cak ficors, sun room; \$11,090; casy terms. EUGENE JOBS-H. F. BECK CO., Summit, N. J. Realtors, opp. eta. Summit, N. J.
Summit, N.

FARM PROPERTY.

New York.

FOR SALE-BROOME COUNTY.
Dairy farm, grade A milk 263A, 2 houses,
barns, tile sile, outbuildings, 50 cows,
brees, hegs, hers, modern machinery. Adress owner, H., 65 Wheeler st., Deposit,
Y. TEST SIDE dwellings for sale. M. H. GAILLARD & CO., 2299 Broadway.

New Jersey.

steam heat, beautiful view, garage with 4 com apartment; 5 acres, fine foliage; 15 miles out. Sale only, casy terms. Murray iiii 4630. POULTRY farm, electric lighted, cap. 1,500 heas: 6 room bungalow; Asbury to Lakewood road. E. BIGELOW, Belmar, N. J.

REAL ESTATE WANTED.

FACTORIES FOR SALE OR RENT.

NEW one story brick factory, 20x100, two blocks from Bridge Plaza station. HAW-KINS, I Bridge Plaza, Long Island City.

BUSINESS PLACES TO LET.

From Battery to 14th St., Inclusive.

DEDADWAY, 418 (corner)—Two lafts, 53,000.
5 K, 17th st., cor. 18th—Two lafts \$5,500.
DESK room or half of bright, cheerful of fice, with all conveniences; reasonable. Apply Room 914, 39 Cartlandt st. Rector 9071.
FOR RENT
10,000 zq. ft., light isoft, steamheat, clevators, sprinklers; light manufacturing; reasonable rent, Jacque Bidg, 132-8 Mulberry st. LOFF, 25a,160, 778 B-way, 26 froor, elevator service, Apply B. GENNER, 768 Forest av. Nelveus 8200.

service. Apply by Metrese \$200.

OPFICER TO LET. 215-224 Pulson st., corner Greenwich, third fleer, 2,000 square foot, at \$2.50 per square foot, at \$2.50 per square foot, atcam heat, lot water, elevator, high critings submay in premises. long leave, fingular on principe, fifth floor, HOLM REALTY CO.

BUSINESS PLACES TO LET.

From Battery to 14th St., Inclusive.

STORE, a few steps up. 25 ft. window, frontage on Nassau st., 190 ft. deep, running through to alley at rear entrance; entrances front and rear; tiled floor, walls and cellings; steam heat; immediate possession; reat reasonable; located 113 Nassau st. Apply KLEIN RAPID SHOE REPAIRING CO.

KNIT GOODS SALESROOM.

KNIT GOODS SALESROOM.

525 sq. feet; possession; three clevators, electric light included in rent. Apply on premises or F. J. GUILFOYLE & CO., 165 Broadway. Cortianat 7475.

\$23.50 per month; lofts; 228 Cherry street; 1,100 feet. SHARUM, 170 Broadway.

1 Union square.

PRONT parior for business or office. Telephone Chelses 259, 424 West 23d.

LOFTS, ground floor, 59x50, rent \$1,750;
ground floor, 59x50, rent \$1,750;
ground floor, 50x52, two floors, 59x100, rent \$2,650; five story building, 25x100, exceptional light; two story, 30x38, elevator, steam heat. LUMB, 323 West 45th.

LIGHT loft, 4,000 sq. ft., sprinklered, heat, fire alarm, watchman service, elevator; reasonable. WITHERBEE, 889 W. 43d st.

LOFT and office space, 15 to 12 E, 28th st.

part of same; suitable for manufacturing. Phone Circle 946.

Borough of Bronx.

ATLANTIC AV., 1203 (near Bedford av.)—2d floor, 90x100 ft., with freight elevator, in fireproof bullding. Sterling Motor Truck Co., 1203 Atlantic av., Brooklyn. Phone Decatur 4985.

BUSINESS building, a store and 3 floors above for lease, Livingston st. and Flatbush av., Brooklyn; good location; flue building; steam heated. Apply owner, 570 Livingston st., Brooklyn. Tel. Sterling 1711.

HOUSES TO LET. FURNISHED.

TO RENT-Furnished, to July 1, modern American basement house, excellent loca-tion, East 86th st., near 5th av.; fully fur-nished, 10 rooms, 4 baths; rent reasonable V 690 Herald, 280 Broadway.

APARTMENTS-FURNISHED.

superintendent, on premises.

10TH ST., 22 W.—TWO LARGE ROOMS,
KITCHENETTE AND BATH, FULLY
FURNISHED, \$200. SLAWSON & HOBBS,
162 W. 72D ST. 457H, 119 West.—Two beautifully furnished rooms and bath; hotel service; \$100 monthly up.

55TH, 65 WEST.—One furnished apartment also unfurnished 2 rooms and bath; parlor floor, front.

51TH ST., 118 W.—Parlor bedroom and bath
to sublet at very low rate by the month or
to October 1; cleo room and bath to sublet
by the month or to October 1. See Manager.
Great Northern Hotel.

70TH ST., 233 W.-Large, nicely furnished one room, private bath, kitchenette, phone 71ST ST., 314 W.-One, two, three room apartments; bath, kitchenette, phone. 75TH & B'WAY-Elegantly furnished 3 room apartment; linen, silver, kitchen; private phone; reasonable; immediate. Phone Co-tumous 7226.

WANT to lease eight to nine thousand feet, with good light, between 14th and 34th sts, and 5th to 9th ave, might buy small holid-lig; state full particulars and lowest price for quick action. S. A. BANTER CO., 489 th av. Call Vanderbilt 1236.

WANTED IN BHONX FOR QUICK BUYER, two or three family modern house; \$25,000 to \$20,000.

FOLSOM BHOS., INC., 127 E. 34th st.

Become or private proposition. Apt. 9.

Become of Brookles.

APARTMENTS-UNFURNISHED. Above 14th St. to 50th St. (Inclusive). East River to North River.

Above 59th St .- 5th Av. to East River.

Above 59th St .- 3th Av. to North River.

The Murray Hill zone which until

Company in an exchange for 4 East BIG PORT JEFFERSON

will spend a six weeks' vacation, has closed an important deal by wire from New Orleans and El Paso involving the resale of the twelve story business building at 151 to 155 West Twenty-fifth street, on a plot 39.4x98.9, between Sixth and Seventh avenues, which returns a rental of \$64.000 a year. The buyer is an investing client of George A. Chivvis.

In part payment Mr. Brown takes the two and a half story dwelling at 2214 University avenue, near 181st street, on a plot 45x115, extending through to Aqueduct avenue, and held free and clear; also the five story apartment at 708 West End avenue, on lot 20x100, near Ninety-fourth street. Mr. Brown bought the four story dwelling, 25x160, at 322 Riverside Drive for William Carr to Mary C. Gates of Tuckahoe. N. Y.

The four story dwelling, 23x80, at 539 Aqueduct avenue, and held free and clear; also the five story apartment at 708 West End avenue, on lot 20x100, near Ninety-fourth street. Mr. Brown bought the Twenty-fifth street loft recently from Wiesen & Goldstein.

SALE IN SHOPPING ZONE. The six story building with stores a

WEST GOODWIN 260 575t CIRCLE 6095 Berough of Breoklyn-Sale or Rept.

NEW CUNARD BUILDING

most economical. We are reserving in the new addition to the Borden Building, Madison Avenue and 45th Street, a few larger compact units that will appeal strongly to the dis-

Entire floor—3600 sq. ft.— flooded with real daylight from 26 windows on four

sides. Entire upper floor - 3000 sq. ft. - with 21 windows on four sides. Entire floor-3600 sq. ft.-

Entire second floor - 3600 Highly desirable smaller units still available on several other floors. All space will be ready for occupancy in April.

BORDEN

RENTS REDUCED LIGHT LOFTS

OR WILL DIVIDE TO SUIT

HALF acre plot, in fine old restricted sec-tion, overlooking Manhasset Ray and Long Island Sound; two blocks from beach, with elevation of 100 feet; private beach rights; \$4,400; terms. EDGEWORTH SMITH, INC., 1 West 34th et. Fitsroy 5256. 2,450 Sq. Ft..... 2,700 5,200 Sq. Ft..... 5,000

FIGURE 10 STOR BEACH WEST.

GE HARRISON ST.

FOUR SLOTE AND ST.

F

Heckscher Building 5th Avenue at 57th Street



The Highest Priced

OFFICE

in New York High priced but not expensive for the man who appreciates the unique prestige of an office that is mercelled from one end

of the city to the other. The Heckscher Building is distinctive—the landmark of 5th Avenue, - the outlook from this tower office is magnificent-inspiring beyond comparison.

Entire 23d Floor 1900 sq. feet

12 Windows

CUSHELDING

Light on Three Sides. Apply to our representative on premises.

MONEY TO LOAN AND WANTED ON BONE AND MORTGAGE. AT once, to improve other New York city real estate, \$10,000; security, first mort-gage on already improved city property now reuted for \$3,000 annually. D. H. MILLER, 14 Grove at a state.

rented for \$3,000 annually. D. P. Sillands, 14 Grove st., city.

BROOKS & MOMAND.

REAL ESTATE MORTGAGES,
115 BROADWAY. PHONE RECTOR 2267. WE will loan on second mortgage, Manhat-tan property. WILLIAM DEXTER CO., 72 Greenwich av. Chelsea 8096,

CITY REAL ESTATE. ASHFORTH & CO., 501 5th av. Tel. Murray

CHARLES BERLIN, 3883 B'way-Manage-ment, sales, loans.

E. C. H. VOGLER, Amsterdam av. and 82d st. J. ROMAINE BROWN, 19 East 43d st. THE QUEENSBORO CORPORATION, 50 East 42d st., corner Madison av.

12TH ST., WEST-Three story and base-ment; 20 foot dwelling; 9 rooms and 2 baths; price \$20,000; easy terms. WM. A. WHITE & SONS, 46 Cedar st. Tel. Join 5709. Above 50th St .- 5th Av. to East River.

From Battery to 14th St., Inclusive,

MADISON av. corner, 7 story apartment; unusually attractive investment. Murray Hill 4639. Above 59th St .- 5th Av. to North River. ORNER, walk up apartment, 7th av., 11th st., 25x100; price 614 times rent, FORSTER,

McLERNON BROS., REAL ESTATE, 128 W. Fordham road. Phone 0200 Ford TO effect quick buyer, new house, finely cated, 8 room hollow tile, stuces, all provements; stone garage; brokers protects Chelmen 3897, or Fordham 1252. 176TH (NEAR CONCOURSE).—Ten room house; excellent condition; 2 baths; ar-ranged for one or two families; buyers only, OWNER, phone Tremont 3167-W.

Borough of Bronx-Sale or Rent.

BEDFORD Section.—Two three family single spartments; brownstone; all improvements good income. Phone Lafayette 6665-M. TWO STORY BRICK DWELLING, 8 rooms and bath; electric high; 1743 WEST OTH ST.

Borough of Brooklyn-Sale or Rent.

Immediate possession.

Particulars from JOS. T. MULLIGAN, 30
Proad st., New York city.

STH AV., cor. Union st.—Plot containing ever 10% fota: possession. CHARLES LAUE. owner, 5 Becckman st., Manhattan.

REAL ESTATE—OUT OF CITY.

Long Island-Sale or Rent.

ATTRACTIVE new Dutch Colonial home-best construction, 7 rooms and bath, all improvements, garage, \$14,000. OLIVER CHICHESTER, Nassau Boulevard Station, Garden City 1185-W. Barden City 1183-W.

BROADWAY-PLUSHING,
BUILDER'S BARBIAINE.
TAX EXEMPT

modern Colonial houses, in highest and
comfyist location, Flushing. Prices renge
from \$11,500 to \$14,500, with all modern inprovement; 6 to 9 rooms, I and 2 tile
baths, MABRY REALTY CO., corner State
and 30th sts.

Phone Flushing 192. Ask for Scott.

HOMES AND ACREAGE. Write F. UNSER, Mineola. Tel. Garden City 1642-W. LONG BEACH, Furnished cottages for sale and rent. EDWARD J. FARRELL, Bank Bidg. Park st., corner National Boulevard.

251 WEST 92ND ST. N. W. COR. E'WAY. 8 Rooms, \$3,000.

DAYLIGHT LOFTS.

Light four sides; large freight elevator: electricity, steam heat; 2,000-7,000 square feet; immediate possession. ENGINEER, 207-209 East 49th st. Aca. 2754. Owner.

LOFT and office space, 15 to 15 E. 26th et. Phone Lenox 9000. STORES and loft in 424 et. district. BOWMAN, 115 W. 42d.

\$50 TO \$225 per month; light lofts; 41 West 21st and 131 West 24th sts. SHARUM, 170 Broadway.

Above 59th St .- 5th Av. to East River. AT 642 Madison Av., near 58th St.—Desirable store; moderate rent. REGENT REALTY CO., 33 West 42d st.

HARLEM RIVER docking facilities, 149th, with one story brick building, 10,000 square feet. J. C. FORSTER, 724 8th av.

TWO stores to lease, 20x70 and 28x70, Livingston at, at Flatbush av., Brooklyn; steam heated; good location. Apply 370 Livingston at., Brooklyn. Tel. Sterling 1711. 4 story building or lofts, 40x100, light, near Williamsburg Bridge. MAMET FUR DVE-ING CO., 300 Penn at. Williamsburg 2419.

Wadsworth 5447.

CLEAN, light, newly decorated, 3-4 room housekeeping apartments, private bath, telephone, electricity, eanitary kitchen; quiet respectable house; abundance neat, he water, convenient subway, bus, "L"; suitable select Christian couple; reasonable; references, MOORE, 362 West 121st.

monthly up.

50TH, 6 West — Attractively furnished 4 rooms, large living room, two master bedrooms, kitchen, maid service, elevator; long, short lease. Telephone Circle 6273.

54TH ST, and Broadway.—To sublet by the month or to October 1, at very low rate to responsible party, parlor bedroom and bath, furnished, See MANAGER, Hotel Cumberland

58TH ST., 50 E.—Parlor bedroom, bath, for nished; lease expires Sept. 30. Appl BANKERS TRUST CO., 501 5th av. 59TH ST. and 5th av. (opposite Central Park).—Suite, parlor, bedroom and bath attractively furnished; to sublet at very low rate to October 1. Inuquire of CLERK. Hotel Netherland.

bhone; reasonable; immediate. Phone Cocasis ready to buy tenement and spartment
bouses in any section of the city; preferably corner properties, providing the price
as right. Owners wishing to effect a quick
sale should quote lowest possible price and
give detailed particulars as to income and
expenses. The cooperation of brokers will
be welcomed. E. V. PESCIA, Times Bidg.
Tel. 4000 Bryant.

BROOKLIN HEIGHTS-2 and 3 rooms: 8 minutes to Wall st.; view of harbor; elevator. SHEPPARD, 62 Montague st. Mana 2045.

MADISON AV. (near 48th st.).—Two large rooms, kitchen and bath; second floor; #125. Phone Murray Hill 1434. 8 ROOM PLAT TO LET. 1851 TH AVE. INQUIRE MOTT HAVEN 5682.

16 East 83d at., near Park av.—New build-ing, attractive, ready for occupancy new? 2 and 3 rooms, buth and kitchenetts; every modern improvement. Apply on premises.

ATTRACTIVE housekeeping suite, 3 roomergular hitchen; rent \$1,200 per annur 8:e 214 per 10th st., near Broadway